



Wednesday, December 08, 2010

# Property Report

Shadow Mts Golf Crse, AZ  
Cochise County, AZ parcel# 114-18-001C

## Property Report

### Location

**Property Address**

Shadow Mts Golf Crse  
AZ

### Subdivision

### Carrier Route

## County

Cochise County, AZ

### Current Owner

## Name

L190-2 Shadow Mountain Golf Course  
Llc

### Mailing Address

10500 Ne 8Th St Ste 1725  
Bellevue, WA 98004-4370

## Property Summary

### Property Type

Commercial

## Land Use

## Golf Courses

### Improvement Type

## Golf Course

**Square Feet**

### General Parcel Information

## Parcel/Tax ID

114-18-001C

**Township**

17S

### Range

25E

## Section

19

## Census Tract/Block

## Sales History through 11/24/2010

| Date       | Amount      | Buyer/Owners                           | Buyer/Owners<br>2 | Instrument Quality |              | Book/Page or Document# |
|------------|-------------|--|-------------------|--------------------|--------------|------------------------|
| 11/01/2005 | \$1,700,000 | L190-2 Shadow Mountain Gol             |                   | Warranty<br>Deed   | Disqualified | 0000042248             |
| 11/01/2005 |             | L190-2 Shadow Mountain Golf Course Llc |                   |                    |              | 51142/248              |

## Tax Assessment

|                        |          |               |            |
|------------------------|----------|---------------|------------|
| Assessment Year        | 2011     | Tax Area      | 2278       |
| Appraised Land         | \$10,095 | Tax Year      | 2009       |
| Appraised Improvements | \$60,853 | Total Taxes   | \$1,566.74 |
| Total Tax Appraisal    | \$70,948 | %Improvement  | 86%        |
| Total Assessment       | \$12,459 | Exempt Amount |            |

### Mortgage History

| Date      | Loan Amount | Borrower                       | Lender            | Book/Page or Document# |
|-----------|-------------|--------------------------------|-------------------|------------------------|
| 11/1/2005 | \$970,961   | L190-2 Shadow Mountain Golf Co | Banex Capital Llc | 42251                  |
| 4/1/1999  | \$425,000   | Searcy John C & Lisa J         | Seller            |                        |
| 2/27/1997 | \$275,000   | Shadow Mountain Llc            | Normandy Corp     |                        |

### Property Characteristics: Building

| Building #                          | Type        | Condition | Sq Feet | Year Built | Effective Year               | BRs | Baths | Rooms | Stories | Units |
|-------------------------------------|-------------|-----------|---------|------------|------------------------------|-----|-------|-------|---------|-------|
| 1                                   | Golf Course |           |         | 1983       |                              |     |       |       | 1       |       |
| Building Square Feet (Living Space) |             |           |         |            | Building Square Feet (Other) |     |       |       |         |       |
| First Story (Base)                  |             |           |         | 1          |                              |     |       |       |         |       |
| Construction                        |             |           |         |            |                              |     |       |       |         |       |



## COCHISE COUNTY

Arizona

## Parcel Tax Detail

## Parcel Information

Parcel Tax Detail: 114-18-001-03-6

Tax Year: 2007

Roll #: 43786

Area Code: 2278

## Legal Description:

POR OF SW BY M&B COMM AT CTR LINE INTRSEC OF LUNDY CT & DALE RD OF SUN SITE HEIGHTS BLK21 MAP BK9 PG16  
THN N31DEG 01MIN W50' S58DEG 58MIN W30' TO W LINE OF DALE RD THN S31DEG 01MIN E365.61' TO TPOB THN CONT  
S31DEG 01MIN E83.89' SWLY ALNG 25' RADLCURVE CONCAVE WEST 39.27' S31DEG 01MIN E60' ELY ALNG 25' RADL  
CURVE CONCAVE S39.27' S31DEG 01MIN E111.67' SLY ALNG 126.40' RAD CURVE CONCAVE W121.42' THN SLY ALNG  
REVERSE 311.75' RAD CURVE CONCAVE E77.92' S75DEG 22MIN W125' S20DEG 07MIN E83.72' S12DEG 51MIN E64.14'  
S0DEG 05MIN E374.71' S71DEG 15MIN W192.60' S52DEG 55MIN W192.60' S43DEG 46MIN W90.42' N38DEG 10MIN  
W200.68' N31DEG 1MIN W499.73' N0DEG 04MIN W474.48' N58DEG 58MIN E844.53' TO POB SEC 19 T17 R25 20.19AC LV  
500/AC GOLF COURSE

Name 1:

L190-2 SHADOW MOUNTAIN GOLF COURSE LLC

Name 2:

Name 3:

C/O Name:

Street Address: 10515 20TH ST SE STE 100

City: EVERETT

State: WA

Zip: 98205

## Payment Information

|                        | Taxes Due            | Fees Paid | Interest Paid           | Penalty Paid | Taxes Paid |
|------------------------|----------------------|-----------|-------------------------|--------------|------------|
| 1st Half:              | \$ 0.0               | \$ 20.0   | \$ 445.29               | \$ 121.65    | \$ 1216.46 |
| 2nd Half:              | \$ 0.0               | \$ 0.0    | \$ 16.18                | \$ 0.0       | \$ 1216.46 |
| 1st Half Paid By:      | EFFING MERLE V TRUST |           | Date Paid:              | 3/09/2009    |            |
| 2nd Half Paid By:      | EFFING MERLE V TRUST |           | Date Paid:              | 3/09/2009    |            |
| 1st Half Interest Due: | \$ 0.0               |           | 1st Half Penalties Due: | \$ 0.0       |            |
| 2nd Half Interest Due: | \$ 0.0               |           | 2nd Half Penalties Due: | \$ 0.0       |            |

## Value &amp; Rate Information

Primary Rate: 10.5445

Secondary Rate: 5.2267

|            |           |              |           |             |          |
|------------|-----------|--------------|-----------|-------------|----------|
| Primary:   | \$ 1599.4 | Net Primary: | \$ 1599.4 | SP Primary: | \$ 41.41 |
| State Aid: | \$ 0.0    | Secondary:   | \$ 792.11 | Int/Rel:    | \$ 0.0   |

Total Tax Due: \$ 2,432.92

| Primary   |                   | Ltd. Value   | Assmt% | Assessed Value | Exemption |
|-----------|-------------------|--------------|--------|----------------|-----------|
|           | Land, Bldg, etc.: | \$ 63,202.00 | 24.0 % | \$ 15,168.00   | \$ 0.00   |
|           | Pers Prop:        | \$ 0.00      | 0.0 %  | \$ 0.00        | \$ 0.00   |
|           | Totals:           | \$ 63,202.00 |        | \$ 15,168.00   | \$ 0.00   |
| Secondary |                   |              |        |                |           |
|           | Land:             | \$ 10,095.00 | 24.0 % | \$ 2,423.00    | \$ 0.00   |
|           | Building, etc:    | \$ 56,352.00 | 24.0 % | \$ 13,524.00   | \$ 0.00   |
|           | Pers Prop:        | \$ 0.00      | 0.0 %  | \$ 0.00        | \$ 0.00   |
|           | Totals:           | \$ 66,447.00 |        | \$ 15,947.00   | \$ 0.00   |

## Caution Code Information

Code:

0606AS

060614

Description:

BTAX/ASGN/ASSIGNMENT

BTAX/ASGN/DEED DUE 2014

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Basic Search

Wildcard Search



Parcel Tax Detail

Parcel Information

Parcel Tax Detail: 114-18-001-03-6Tax Year: 2008

Roll #: 44674Area Code: 2278

Legal Description: POR OF SW BY M&B COMM AT CTR LINE INTRSEC OF LUNDY CT & DALE RD OF SUN SITE HEIGHTS BLK21 MAP BK9 PG16 THN N31DEG 01MIN W50' S58DEG 58MIN W30' TO W LINE OF DALE RD THN S31DEG 01MIN E365.61' TO TPOB THN CONT S31DEG 01MIN E83.89' SWLY ALNG 25' RADLCURVE CONCAVE WEST 39.27' S31DEG 01MIN E60' ELY ALNG 25' RADL CURVE CONCAVE S39.27' S31DEG 01MIN E111.67' SLY ALNG 126.40' RAD CURVE CONCAVE W121.42' THN SLY ALNG REVERSE 311.75' RAD CURVE CONCAVE E77.92' S75DEG 22MIN W125' S20DEG 07MIN E83.72' S12DEG 51MIN E64.14' S0DEG 05MIN E374.71' S71DEG 15MIN W192.60' S52DEG 55MIN W192.60' S43DEG 46MIN W90.42' N38DEG 10MIN W200.68' N31DEG 1MIN W499.73' N0DEG 04MIN W474.48' N58DEG 58MIN E844.53' TO POB SEC 19 T17 R25 20.19AC LV 500/AC GOLF COURSE

Name 1: L190-2 SHADOW MOUNTAIN GOLF COURSE LLC

Name 2:

Name 3:

C/O Name:

Street Address: 1819 S LAKE STEVENS RD

City: LAKE STEVENSState: WAZip: 98258

Payment Information

|                        | Taxes Due            | Fees Paid | Interest Paid           | Penalty Paid | Taxes Paid |
|------------------------|----------------------|-----------|-------------------------|--------------|------------|
| 1st Half:              | \$ 0.0               | \$ 5.0    | \$ 137.33               | \$ 0.0       | \$ 1287.04 |
| 2nd Half:              | \$ 0.0               | \$ 0.0    | \$ 34.36                | \$ 0.0       | \$ 1287.04 |
| 1st Half Paid By:      | EFFING MERLE V TRUST |           | Date Paid:              | 6/01/2009    |            |
| 2nd Half Paid By:      | EFFING MERLE V TRUST |           | Date Paid:              | 6/01/2009    |            |
| 1st Half Interest Due: | \$ 0.0               |           | 1st Half Penalties Due: | \$ 0.0       |            |
| 2nd Half Interest Due: | \$ 0.0               |           | 2nd Half Penalties Due: | \$ 0.0       |            |

Value & Rate Information

|                            |            |                 |            |             |          |
|----------------------------|------------|-----------------|------------|-------------|----------|
| Primary Rate:              | 10.5045    | Secondary Rate: | 5.7716     |             |          |
| Primary:                   | \$ 1661.28 | Net Primary:    | \$ 1661.28 | SP Primary: | \$ 41.07 |
| State Aid:                 | \$ 0.0     | Secondary:      | \$ 871.73  | Irr/Rel:    | \$ 0.0   |
| Total Tax Due: \$ 2,574.08 |            |                 |            |             |          |

| Primary           | Ltd. Value   | Assmt% | Assessed Value | Exemption |
|-------------------|--------------|--------|----------------|-----------|
| Land, Bldg, etc.: | \$ 68,759.00 | 23.0 % | \$ 15,815.00   | \$ 0.00   |
| Pers Prop:        | \$ 0.00      | 0.0 %  | \$ 0.00        | \$ 0.00   |
| -----             |              |        |                |           |
| Totals:           | \$ 68,759.00 |        | \$ 15,815.00   | \$ 0.00   |
| Secondary         |              |        |                |           |
| Land:             | \$ 10,095.00 | 23.0 % | \$ 2,322.00    | \$ 0.00   |
| Building, etc:    | \$ 58,664.00 | 23.0 % | \$ 13,493.00   | \$ 0.00   |
| Pers Prop:        | \$ 0.00      | 0.0 %  | \$ 0.00        | \$ 0.00   |
| -----             |              |        |                |           |
| Totals:           | \$ 68,759.00 |        | \$ 15,815.00   | \$ 0.00   |

Caution Code Information

| Code:  | Description:                |
|--------|-----------------------------|
| 0404LR | MAIL/RTNS/LETTER REMAILED   |
| 0404LT | MAIL/RTNS/DELINQUENT LETTER |
| 0606AS | BTAX/ASGN/ASSIGNMENT        |
| 0606SF | BTAX/ASGN/SUBTAX FULL YEAR  |
| 060614 | BTAX/ASGN/DEED DUE 2014     |

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Basic SearchWildcard Search



INQUIRY

## COCHISE COUNTY TAX INQUIRY

TXPyInqRG

Cashier: KWI

Parcel: 114 18 001 03 6 Yr: 2010

Roll#: 00-45087

Legal Desc: POR OF SW BY M&amp;B COMM AT CTR LINE INTRSE Area: 2278

Sec Code: CM1L33

**Caution  
Codes  
This  
Year**

Name 1 : L190-2 SHADOW MOUNTAIN GOLF COURSE LLC  
Name 2 : \_\_\_\_\_  
Name 3 : \_\_\_\_\_  
C/O Name : % BC LAND HOLDINGS INC  
Address : 10500 NE 8TH ST STE#1725  
City,St,Zip: BELLEVUE WA 98004

**Caution  
Codes  
This  
Year**

|           | Taxes Remaining | Fees Pd    | Int Pd     | Pen Pd     | Taxes Paid |
|-----------|-----------------|------------|------------|------------|------------|
| 1st Half: | <u>765.79</u>   | <u>.00</u> | <u>.00</u> | <u>.00</u> | <u>.00</u> |
| 2nd Half: | <u>765.79</u>   | <u>.00</u> | <u>.00</u> | <u>.00</u> | <u>.00</u> |

1st Half Paid By: \_\_\_\_\_ Date Pd: \_\_\_\_\_

2nd Half Paid By: \_\_\_\_\_ Date Pd: \_\_\_\_\_

1st Half Int Due: 20.45 1st Half Pen Due: .002nd Half Int Due: .00 2nd Half Pen Due: .00

Option: \_

**F8-Show caution codes.****F7-Comp Hist**

F3-Return

P H

F5-Legal Desc

F10-Roll Info

**F11-Back Tax**

F12-Step back

## COCHISE COUNTY TREASURER

## Redemption Detail List

As of: 1.31.2011

Date: 12.08.2010

Time: 15:08:07

Page: 1

Cashier: KWI

| Year | Parcel         | Sts | Tax      | Int      | Pen   | Fee   |
|------|----------------|-----|----------|----------|-------|-------|
| 2007 | 114.18.001.036 | P   | 3,036.04 | 890.47   | .00   | 30.00 |
| 2008 | 114.18.001.036 | S   | 2,750.77 | 696.77   | .00   | .00   |
| 2010 | 114.18.001.036 | C   | 765.79   | 30.63    | .00   | .00   |
| 2010 | 114.18.001.036 | C   | 765.79   | .00      | .00   | .00   |
|      |                |     | -----    | -----    | ----- | ----- |
|      |                |     | 7,318.39 | 1,617.87 | .00   | 30.00 |

Total: 8,966.26

The full amount of the grand total due must be received in the Treasurer's office by the last business day of the month. Payment must be by cashier's check, money order or cash. No personal checks can be accepted on redemption payment.